

The Neuse-Richland Watershed includes properties to the north and south of the Neuse River below the Falls Lake Reservoir and upstream of an existing water intake on the Neuse River west of Capital Boulevard. Richland Creek on the north and several tributaries on the south side of the Neuse River are included within a drainage area that is generally bounded within the City of Raleigh jurisdiction by Durant Road, Falls of Neuse Road, future NC-98 By-Pass, and Capital Boulevard. The plan also includes several areas within Raleigh's Urban Service Area currently in Wake County jurisdiction. Including both the Raleigh and Wake County jurisdictions, the total plan area consists of 5,199 acres.

The State of North Carolina Environmental Management Commission reclassified the Neuse-Richland Watershed to a Class WS-IV NSW (Water Supply, Nutrient Sensitive Waters) with an effective date of July 1, 2004. The reclassification occurred in response to a request by the Town of Wake Forest to establish a drinking water supply intake on the Neuse River. Under the State of North Carolina classification, the water supply watershed includes a Critical Area within one-half mile upstream and draining to the river intake and a Protected Area within ten miles upstream and draining to the river intake.

The Water Supply Watershed Protection Act (NCGS 143-214.5) requires the City of Raleigh to adopt and implement land use ordinances that meet the minimum requirements of the state's water supply watershed protection rules. The City of Raleigh and Wake County have coordinated the preparation of the land use plan and will consider the application of land use ordinances individually for each jurisdiction area within the watershed.

Natural Systems

The Neuse-Richland Watershed is defined by several drainage basins north and south of the Neuse River that are upstream and draining to the river intake. The watershed area south of the Neuse River is drained by several unnamed tributaries. An extensive floodplain area is associated with the southeastern most tributaries that drain portions of the Falls River development and the Wake County landfill. A greenway corridor follows this tributary and ties to the greenway corridor along the Neuse River. The watershed area north of the Neuse River is drained by Richland Creek and several unnamed tributaries. A greenway corridor extends up Richland Creek and also forks to the west along a power line easement through the Wakefield residential development area. The Richland Creek basin extends beyond the City of Raleigh jurisdiction and continues into Wake Forest east of Capital Boulevard.

Existing Land Use and Recommendations

Approximately 84% of the total land area within the plan area is developed or approved for development; includes the area within Raleigh's ETJ and Raleigh's USA in Wake County. The land uses of properties within the plan area consists of approximately 54.6% residential, 2.5% institutional, 0.8% office, 2.5% commercial, 23.4% industrial, 6.4% greenway/open space, and 9.8% undeveloped.

The watershed area is within the North Planning District with specific land use recommendations made in the US-1 Corridor Plan and the Wakefield Small Area Plan. The area is generally recommended for urban development intensities that include residential, commercial, and industrial land uses. The North District Urban Form Plan identifies key commercial and employment areas as well as residential areas. The watershed area south of the Neuse River includes two Neighborhood Focus areas, a large primarily undeveloped Employment Area extending from Durant Road to the Neuse River, and a Special Area that is the Wake County landfill adjacent to Durant Road. Extensive land areas are developed with residential uses including the Falls River and Bedford developments that range from low to high density housing. A future Triangle Transit Authority regional rail transit stop is proposed on the north side of Durant Road with parking located west of the railroad tracks and the station platform on the east side.

The watershed area north of the Neuse River is known as the Wakefield development area and includes a Residential Community Focus area and a City Focus area both of which are developed with commercial uses. Residential uses surrounding the commercial focus areas range from low to high density. The Wakefield area also includes a 109 acre campus for a Wake County elementary, middle, and high school. A large primarily undeveloped Employment Area is located along Capital Boulevard and extends westward to Richland Creek. Commercial development planning and construction within the Employment Area is ongoing. This section of the watershed area also includes a number of properties that are included in Raleigh's Future Urban Service Area in Wake County. One such property is the Benchmark Carolina Aggregates rock quarry as well as several small commercial and residential uses.

Objective

The objective of the plan is to recommend appropriate land use and water supply watershed protection policies to conform to the Class WS-IV NSW standards in consideration of the current Comprehensive Plan land use recommendations and the economic development interests within the plan area.

Policies

Primary Watershed Protection Area (Critical Area)

Includes properties within one-half mile upstream and draining to the Neuse River water intake.

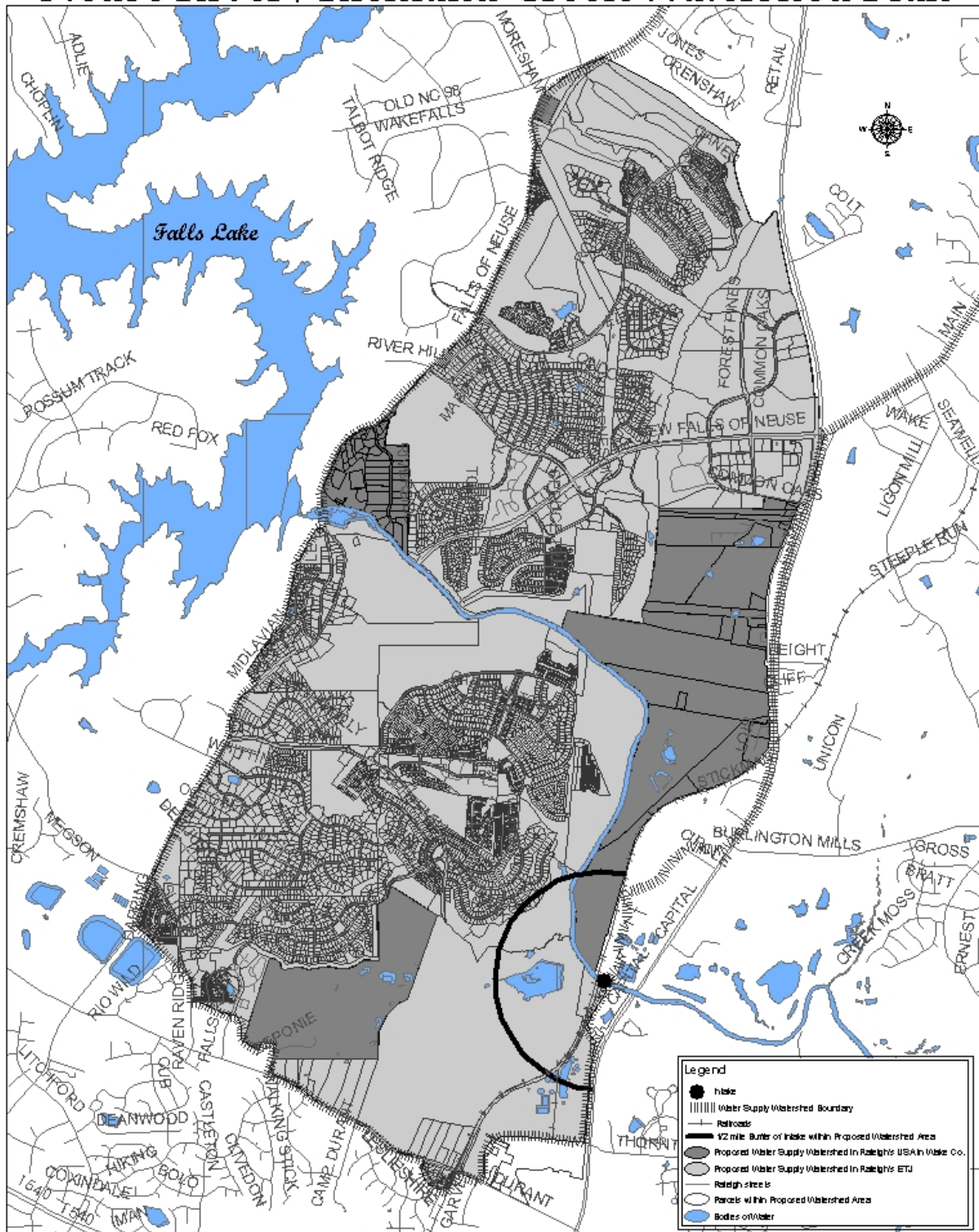
- Allow a mix of uses including residential, commercial, and industrial as recommended in the Urban Form and Small Area Plans for the North Planning District.
- Use the North Carolina water supply watershed high density option in establishing watershed protection standards for the area.
- Impervious surface coverage shall not exceed 50%. Developments with impervious surfaces exceeding 24% shall control the runoff from the first inch of rainfall.
- Establish natural resource buffer yards along perennial streams as shown on the USGS quadrangle sheets to diffuse stormwater flow and provide an area for pollutant filtration.

Secondary Watershed Protection Area (Protected Area)

Includes properties within ten miles upstream and draining to the Neuse river water intake.

- Allow a mix of uses including residential, commercial, and industrial as recommended in the Urban Form and Small Area Plans for the North Planning District.
- Use the North Carolina water supply watershed high density option in establishing watershed protection standards for the area.
- Impervious surface coverage shall not exceed 70%. Developments with impervious surfaces exceeding 24% shall control the runoff from the first inch of rainfall.
- Establish natural resource buffer yards along perennial streams as shown on the USGS quadrangle sheets to diffuse stormwater flow and provide an area for pollutant filtration.

Neuse River / Richland Creek Watershed Plan



1 inch equals 3,000 feet

Source: City of Raleigh Planning Department